

# BOARD OF ZONING APPEALS

## CITY OF MILWAUKEE

REGULAR MEETING - July 27, 2000  
City Hall, Common Council Committee Room 301-B

### *MINUTES*

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PRESENT:

**Chairman:** Craig H. Zetley (*voting on items 1-53*)

**Members:** Henry P. Szymanski (*voting on items 1-53*)  
Scott R. Winkler (*voting on items 40, 42-53*)  
Catherine M. Doyle (*voting on items 2-51, 53*)  
Roy B. Nabors (*voting on items 1-53*)

**Alt. Board Members:** Georgia M. Cameron (*voting on items 41-51*)  
Donald Jackson (*voting on items 47, 52*)

START TIME: 4:30 p.m.

END TIME: 9:30 p.m.

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<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	22948 Use Variance	Milwaukee Health Service Systems Mrs. Nellie Kendrick, Lessee  Request to continue occupying the premises as a medical clinic and social service facility.	2778 S. 35th St. 8th Dist.
	Action:	Denied	
	Motion:	Catherine Doyle and Georgia Cameron not voting. Scott Winkler moved to deny the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
2	22628 Dimensional Variance	Eller Media Company, Lessee Jason Saari  Request to increase the height of an off-premise sign from 40 feet to 55 feet.	7500 W. Brown Deer Rd. 15th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
3	22388 Special Use	Bulk Petroleum Corporation  Request to construct a new motor vehicle pumping station with a convenience store w/canopy, open 24hrs.	6006 W. Villard Av. A/K/A 6000 W. Villard Av. 2nd Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
4	23060 Change of Operator	True Inc., Lessee  Request to continue occupying the premises as motor vehicle pumping station, convenience store and restaurant.	7650 W. Appleton Av. A/K/A 7646 W. Appleton Ave. 2nd Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
5	23062 Change of Operator	Ajit Singh  Request to continue occupying the premises as a motor vehicle pumping station and convenience store with canopy over islands.	1909 W. Hopkins St. 7th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
6	23059 Change of Operator	Hussein Ali Ali, Lessee  Request to continue occupying the premises as a retail grocery store.	2201 W. Orchard St. 12th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
7	23048 Dimensional Variance	Robert and Terese Duffy, Property Owner  Request to construct a dormer at the rear of the premises without the required side setback.	5029 W. Washington Bl. 16th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the petitioner build in accordance with plans submitted.  4. That this Variance is granted to run with the land.	
8	22965 Special Use	Lisbon Ave. Neighborhood Development Darryl Johnson, Prospective Buyer  Request to occupy the premises as a day care center for 75 children, from 6 a.m. to 6 p.m.	3711 W. Lisbon Av. 17th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That the operator obtains an occupancy permit and complies with all State requirements for day care centers.  5. That all loading and unloading of children occurs on site.  6. That the storefront windows remain as clear glass and are maintained in an attractive  7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
9	23035 Special Use	Gurmukh Singh, Lessee  Request to continue occupying the premises as a gas station, car wash, and convenience store.	6530-46 W. Fond du Lac Av. 2nd Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	
10	23051 Special Use	Living Water Church, Prospective Buyer  Request to occupy premises as a church.	6450 W. Fond du Lac Av. 2nd Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the alderman and will be rescheduled on the next available hearing date.	
11	23053 Special Use	Jalen's Toyland Deborah Boyd, Prospective Buyer  Request to occupy the premises as a day care center for 40 children, ages 6 wks. - 12 yrs., from 6 a.m. to 12 a.m.	6831 W. Villard Av. 2nd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That landscaping and screening plans are submitted for the parking area at the rear of the site, which meet the intent of s.295-75.</li> <li>5. That signage is limited to a maximum of 40 square feet.</li> <li>6. That the storefront windows remain as clear glass and are maintained in an attractive manner.</li> <li>7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
12	23068 Special Use	Educators Credit Union, Prospective Buyer  Request to construct a parking lot with an automatic teller machine on the premises.	7000 W. Appleton Av. 2nd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That signage and pavement markings are installed to reinforce the one-way driveway patterns.</li> <li>5. That within 30 days of the date hereof, landscaping and screening plans meeting the intent of s.295-75 are submitted to and approved by the Department of City Development -- Planning Administration; including if necessary, a 6 foot high 80% opaque wood fence along the southern property line.</li> <li>6. That site illumination is controlled to prevent glare onto adjacent streets and residences.</li> <li>7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
13	23069 Dimensional Variance	Regina Shaw, Prospective Buyer  Request to construct a 24 sq. ft. ground sign on the premises.	3001 N. 68th St. A/K/A 3035 N. 68th St. 2nd Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the petitioner build in accordance with plans submitted.</li> <li>4. That this Variance is granted to run with the land.</li> </ol>	
14	23052 Special Use	Milwaukee Protestant Home Matt Furno, CEO, Property Owner  Request to expand the parking area for the existing nursing home.	2449 N. Downer Av. 3rd Dist.
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of time commencing with the date hereof and expiring, June 4, 2005.</li> </ol>	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
15	23070 Special Use	Lakeshore Medical Clinic, LTD, Lessee  Request to occupy the premises as a nursing home, elderly housing and health clinic.	1410 N. Prospect Av. 4th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled for the next available hearing.	
16	23072 Special Use	Specialty Restaurant Corp., Lessee  Request to construct a 54 sq. ft. accessible restroom addition to the existing Type 'A' restaurant.	550 N. Harbor Dr. 4th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted to run with the land.</li> </ol>	

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17	23075 Use Variance	John T. Malone d/b/a Coins + Gems, Lessee  Request to continue occupying the premises for the sale of antiques, coins, and collectibles.	3720 N. 92nd St. A/K/A 9155 & 9157 W. Lisbon 5th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	
18	23077 Special Use	Teen Challenge- International- Milwaukee, Prospective Buyer  Request to occupy the premises as a rooming house for 18 people (16 clients & 2 staff).	5319 N. 91st St. 5th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned from the consent agenda at the request of an interested party and will be rescheduled at the next available hearing.	
19	23046 Special Use	Harris Automotive, Auto Service Center Michael Harris, Prospective Buyer  Request to occupy the premises as a motor vehicle repair facility with tire sales, service and a hand car wash.	1631 N. 4th St. 6th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned from the consent agenda at the request of an interested party and will be rescheduled at the next available hearing.	



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20	23071 Special Use	Raymond Cooper, Property Owner  Request to occupy the premises as a type 'B' restaurant.	2668 N. 38th St. A/K/A 2664-74 N. 38th St. 7th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

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21	23037 Special Use	REO Motors, Inc. Salim Shelleh, Property Owner  Request to occupy the premises as a motor vehicle sales facility.	2777 S. 27th St. A/K/A 2769 S. 27th St. 8th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That no display, parking, or repair of any vehicle occurs in the public right-of-way.</li> <li>5. That curb, gutter, and sidewalk is restored at the closed driveway.</li> <li>6. That the City Forester approve the plant material in the right-of-way.</li> <li>7. That landscaping and screening meets the intent of s.295-75.</li> <li>8. That site illumination is to be controlled to prevent glare onto adjacent streets and properties.</li> <li>9. That no vehicles are to be parked along the east side of the building.</li> <li>10. That vehicles are to be parked in a manner which does not block the access driveways to the site.</li> <li>11. That no disabled vehicles or vehicle parts are to be stored outside.</li> <li>12. That wall signage is reduced from a total of 100 square feet to a total of no more than 50 square feet.</li> <li>13. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

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22	23028 Special Use	Lorese, Toni and David L. Howard, Prospective Buyer	5235 N. Hopkins . 9th Dist.
		Request to occupy the premises as a day care center for 50 children, ages infant to 12 years, from 5:30 a.m. to 1:30 a.m.	
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the operator obtains an occupancy permit and complies with State commercial building codes for day care centers.</p> <p>5. That all loading and unloading of children occurs on site.</p> <p>6. That a dimensioned and scaled site plan is submitted to the Board of Zoning Appeals</p> <p>7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

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23	23033 Special Use	Wisconsin Business Vans Inc. Edward G. Hodorowski, Property Owner  Request to construct an addition and include storage at the existing motor vehicle repair and van remodeling facility.	6944 N. Teutonia Av. A/K/A 6944-52 N. Teutonia 9th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That landscaping and screening plans are submitted which meet the intent of s.295-75.</li> <li>5. That no disabled or unlicensed vehicles or parts are stored outside.</li> <li>6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

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24	23056 Use Variance	Shiloh Missionary Baptist Church, Property Owner  Request to construct a parking lot on the premises.  Action: Granted 10 yrs.  Motion: Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.  Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.  Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That the parking lot is landscaped and screened according to the plans as submitted.  5. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.	4820 W. Melvina St. A/K/A 4801-15 W. Capitol Dr. 10th Dist.
25	23049 Special Use	La Causa, Inc., Property Owner  Request to occupy the premises as a social service facility (supervised visitation center for parents and children).	739 W. Greenfield Av. A/K/A 735-39 W. Greenfield Ave. 12th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the alderman and will be rescheduled at the next available hearing.	
26	23058 Use Variance	United Community Center Attn: Dr. Walter Sava, Prospective Buyer  Request to construct a parking lot on the premises.  Action: Adjourned  Motion: This item was adjourned at the request of the alderman and will be rescheduled at the next available hearing.	622 W. Washington St. 12th Dist.

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27	23078 Use Variance	United Community Center Dr. Walter Sava, Prospective Buyer	828 S. 9th St. 12th Dist.
		Request to occupy the premises as a parking lot.	
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the alderman and will be rescheduled at the next available hearing.	
28	23045 Special Use	Merlin Corporation Mark M. Hameister, Dir. of Real Estate, Prospective Buyer	5236-42 S. 27th St. 13th Dist.
		Request to construct and occupy the premises as a motor vehicle repair facility.	
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That no vehicles associated with this use are stored or repaired in the public right-of-way.</p> <p>5. That landscaping and screening plans are submitted which meet the intent of s.295-75; including a 5-foot wide residential buffer and 6-foot high, 80% opaque wood fence along the eastern property line.</p> <p>6. That site illumination is controlled to prevent glare onto adjacent streets and residences.</p> <p>7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

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29	22997 Use Variance	Jeannette Tries, Property Owner  Request to install an air conditioner condenser in the front yard.	3361 S. Indiana Av. 14th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the petitioner build in accordance with plans submitted.</li> <li>4. That this Variance is granted to run with the land.</li> </ol>	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
30	22998 Use Variance	Patrick's Automotive Michael Patrick, Lessee  Request to occupy the premises as a motor vehicle repair facility.	2934-36 S. 9th St. 14th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That all work and storage of vehicles be confined to the site.</li> <li>5. That the appellant installs a 6-foot high opaque wooden fence along the southern property line as a buffer for the residence to the south.</li> <li>6. That landscaping is provided for the parking area which meets the intent of s. 295-75 of the City Code.</li> <li>7. That no disabled or unlicensed vehicles or parts are parked or stored outside.</li> <li>8. That all repair work is conducted inside of the building with the overhead doors closed.</li> <li>9. That no vehicles associated with the business are parked on the street or in the alley.</li> <li>10. That this Variance is granted for a period of two (2) years, commencing with the date hereof.</li> </ol>	
31	23005 Dimensional Variance	True Rock Church of God In Christ Congregation, Property Owner Pastor Earnest Franklin, Jr.  Request to construct and occupy the premises as a church without the total number of parking spaces required by code.	9214 W. Silver Spring Dr. 15th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	



<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
32	23026 Special Use	Jennifer Kozinski, Prospective Buyer  Request to occupy the premises as a non-alcoholic dance club (recreation facility).	4413 W. Lisbon Av. 17th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the petitioners request and will be rescheduled at the next available hearing.	
33	22951 Special Use	Nellie Thompson, Property Owner  Request to occupy the premises as a day care center for 70 children, ages infant to 13yrs., open 24 hours.	3732 W. Lisbon Av. A/K/A 3726-32 W. Lisbon 17th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That a loading zone be established adjacent to the property on W. Lisbon Avenue for two (2) vehicles.</li> <li>5. That the operator complies with current State commercial code for day cares.</li> <li>6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	23027 Special Use	Green Bay Ave. Child Care Linda K. Griffin, Property Owner  Request to occupy the premises as a day care center for 20 children, ages 6 wks.- 12 yrs., from 6 a.m. to 6 p.m. (1st shift) and 10 p.m. to 6 a.m. (2nd shift).	4691 N. Green Bay Av. 1st Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
35	22992 Special Use	The Mission of the Harvest Church of God, Prospective Buyer John C. Pittman  Request to occupy the premises as a church.	6519 W. Fond du Lac Av. 2nd Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
36	22956 Special Use	Rabinder Khahra, Property Owner  Request to construct and occupy the premises as a gas station with a convenience store.	5904-06 W. Hampton Av. 2nd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That any previous conditions of the Board of Zoning Appeals are complied with.</li> <li>5. That the pedestrian links to the sidewalks along West Hampton Avenue and North 60th Street are constructed of raised concrete, except where they cross the parking area.</li> <li>6. That a six (6) ft. landscaping setback be established on the premises.</li> <li>7. That the hours of operation be 6:00 a.m. to 12:00 a.m.</li> <li>8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
37	22952 Special Use	Square One, Inc., Lessee  Request to occupy the premises as a type 'A' restaurant with a drive through facility.	6050 W. Fond du Lac Av. A/K/A 6046-50 W. Fond du lac 2nd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That all vehicular access to the rear alley is eliminated by means of a fence or other raised barrier.</li> <li>5. That curb, gutter, and sidewalk are to be restored at all abandoned driveways, as required by City code.</li> <li>6. That landscaping and screening plans are submitted which meet the intent of s.295-75.</li> <li>7. That on Friday and Saturday the hours of operation will be 10:00 a.m. to 1:00 a.m.</li> <li>8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
38	23025 Use Variance	A.F. Gallun & Sons, LLC David Behnke, Property Owner  Request to continue occupying the entire premises as a multi-use residential/commercial building with the addition of 4 new apartments on the second floor, a common area on the first floor, parking, and storage space.	1818 N. Water St. A/K/A 1818-30 N. Water 3rd Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That landscaping and all other previous conditions regarding this property are complied with.</li> <li>5. That this Variance is granted to run with the land.</li> </ol>	
39	23016 Dimensional Variance	Dennis Lutynski, Property Owner  Request to continue occupying the premises as a 3-family dwelling unit.	2977-79 N. Cramer St. 3rd Dist.
	Action:	Granted 3 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the petitioner build in accordance with plans submitted.</li> <li>4. That this Variance is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
40	22871 Special Use	Bulk Petroleum Corp. Darshan S. Dhaliwal, Property Owner  Request to continue occupying the premises as a gas station and convenience store.	3308 W. Vliet St. 4th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	
41	23000 Use Variance	YMCA of Metro Milwaukee Pat Hernandez, Lessee  Request to occupy a portion of the premises as a day care center for 15 children, ages 3 to 5 yrs., from 9 a.m. to 11:30 a.m.	8424 W. Center St. A/K/A 8432-34 W. Center St. 5th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catehrine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the alley not be used for drop-off or pick-up.</li> <li>5. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
42	23054 Special Use	Continental Properties Company, Inc., Prospective Buyer  Request to construct and occupy the premises as a general purpose grocery store with two out lots to be used for commercial purposes.	532 E. Capitol Dr. 6th Dist.
	Action:	Granted 20 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That, subject to the approval of the Department of City Development Planning Administration, the main ground sign on the premises not exceed 24 ft. in height.</p> <p>5. That this Special Use is granted for a period of twenty (20) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
43	23010 Special Use	Apple Tree Learning Center, Inc. Maureen Witherspoon, Lessee  Request to occupy the premises as a day care center for 35 children, ages 6 wks. to 12 yrs., from 6 a.m. to 6 p.m. Mon.-Fri. and 8 a.m. to 2 p.m. on Sat.	2707 N. 54th St. 7th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. The operator complies with all State commercial codes for day care centers.  5. That the applicant apply for and maintain a loading zone on N. 54th St., adjacent to the site.  6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	
44	22974 Special Use	Pop's and Son's Tire Keith O. Wright, Lessee  Request to occupy the premises as a motor vehicle repair facility (tire sales and repair).	5616 W. Lisbon Av. 7th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Roy Nabors.	
	Vote:	3 Ayes, 1 Nays H. Szymanski, 1 C. Zetley Abstained.	



<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
45	23006 Special Use	Sound on Wheels Mohammed Mahmond, Lessee  Request to construct a garage on the premises and occupy the premises as a motor vehicle repair facility (installation of car electronics).	3165 S. 27th St. 8th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
46	23074 Use Variance	Voice Stream Wireless, Lessee  Request to construct a transmission tower on the premises.	7824 W. Good Hope Rd. A/K/A 7830 W. Good Hope Rd. 9th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the petitioner build in accordance with plans submitted.  4. That the appellant revise the landscaping and screening plan for the leased area to accomplish planting arborvitae 3 to 4 feet apart.  5. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.	
47	22918 Dimensional Variance	Damaund, Evelyn, and Robert Smith, Property Owner  Request to resubmit an application to the Board to occupy the premises as a Community Based Residential facility (CBRF) for 8 adults.	3412 W. Rohr Av. 9th Dist.
	Action:	Adjourned	
	Motion:	Catherine Doyle recused herself. Scott Winkler moved to adjourn the appeal. Seconded by Roy Nabors.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
48	23055 Use Variance	Multi Cultural Academy Amit Ray, Prospective Buyer	3205 W. Burleigh St. 10th Dist.
		Request to occupy the premises as an elementary school.	
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the operator obtains an occupancy permit and complies with all State commercial code requirements for schools.</p> <p>5. That all loading and unloading of children from both busses and private vehicles occur in the parking lot.</p> <p>6. That, in accordance with State law, parking on W. Burleigh St. adjacent to the site is banned during school hours. The petitioner should give the Dept. of Public Works at least 2 months advance notice so that the parking restrictions can be implemented.</p> <p>7. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</p>	
49	22988 Special Use	Golden Rule Church of God In Christ Corrine Miller, Property Owner	2432-34 W. Hopkins St. 10th Dist.
		Request to occupy the premises as a church.	
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Roy Nabors.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
50	23029 Special Use	Ellise Elim Little Playmates Child Learning Center, Lessee  Request to occupy the premises as a day care center for 40 children, ages 6 wks. - 12 yrs., from 6 a.m. to 6 p.m.	2220 W. National Av. 12th Dist.
	Action:	Granted 9 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That provided the operator completes all alterations, obtains a boiler inspection and complies with all State commercial code requirements for day cares</p> <p>5. That the petitioner maintain a loading zone adjacent to the building entrance for child transportation to and from the site.</p> <p>6. That boarded storefront windows must be restored to clear glass and must be maintained in an attractive manner; and,</p> <p>7. That signage must be limited to the sign band above the storefront windows.</p> <p>8. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on December 9, 2009.</p>	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
51	22995 Special Use	Mian's Oil Corp Riaz Mian, Property Owner  Request to continue occupying the premises as a gas station and expand the existing convenience store.	1707 W. Rogers St. 12th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That all previous conditions of the Board of Zoning Appeals are complied with.  5. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on June 12, 2005.	
52	22905 Use Variance	Repairers of the Breach, Inc. Ms. MacCanon Brown, Property Owner  Request to occupy the premises as a social service facility.	1331-33 W. Vliet St. A/K/A 1329-41 W. Vliet St. 17th Dist.
	Action:	Denied	
	Motion:	Catherine Doyle recused herself. Henry Szymanski moved to deny the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
53	22967 Special Use	Mr. Khalid Ahmed, Prospective Buyer  Request to construct and occupy the premises as a gas station with convenience store and car wash.	9211 W. Beloit Rd. A/K/A 3231 S. 92nd St. 11th Dist.
	Action:	Denied	
	Motion:	Roy Nabors moved to deny the appeal. Seconded by Henry Szymanski.	
	Vote:	2 Ayes, 2 Nays, 1 C. Zetley Abstained.	

<u>Item</u> <u>No.</u>	<u>Case No./</u> <u>Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
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**Other Business:**

Board member Henry Szymanski moved to approve the minutes of the July 6, 2000 meeting. Seconded by Board member Scott Winkler. Unanimously approved.

The Board set the next meeting for September 7, 2000.

Board member Roy Nabors moved to adjourn the meeting at 9:30 p.m.. Seconded by Board member Henry Szymanski. Unanimously approved.

**BOARD OF ZONING APPEALS**

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Secretary of the Board